

LET PROPERTY PACK

INVESTMENT INFORMATION

Whitworth Street West,
Manchester, M1

209559293

 www.letproperty.co.uk





Property Description

Our latest listing is in Whitworth Street West, Manchester, M1

Get instant cash flow of **£1,450** per calendar month with a **9.0%** Gross Yield for investors.

This property would be the perfect addition to an investors portfolio as it is in the ideal location for those wanting to rent and it's able to generate a rewarding rental income.

Don't miss out on this fantastic investment opportunity...



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Property Key Features

2 Bedrooms

2 Bathrooms

Modern Kitchen

Spacious Living Spaces

Factor Fees: £380.00 PM

Ground Rent: £12.00 PM

Lease Length: 101 years

Current Rent: £1,450

Lounge



Kitchen



Bedrooms



Bathroom



Exterior





Figures based on assumed purchase price of £194,000.00 and borrowing of £145,500.00 at 75% Loan To Value (LTV) and an estimated 5% fixed term interest rate.

ASSUMED PURCHASE PRICE

£ 194,000.00

25% Deposit	£48,500.00
SDLT Charge	£11,080
Legal Fees	£1,000.00
Total Investment	£60,580.00

Projected Investment Return



The monthly rent of this property is currently set at £1,450 per calendar month.



Our industry leading letting agency **Let Property Management** can provide advice on achieving full market rent.



Returns Based on Rental Income	£1,450
Mortgage Payments on £145,500.00 @ 5%	£606.25
Est. Building Cover (Insurance)	£15.00
Approx. Factor Fees	£380.00
Ground Rent	£12.00
Letting Fees	£145.00
Total Monthly Costs	£1,158.25
Monthly Net Income	£291.75
Annual Net Income	£3,501.00
Net Return	5.78%

Return **Stress Test** Analysis Report



If the tenant was to leave and you missed 2 months of rental income

Annual Net Income **£601.00**
Adjusted To

Net Return **0.99%**

If Interest Rates increased by 2% (from 5% to %)


Annual Net Income **£735.00**
Adjusted To

Net Return **1.21%**

Sale Comparables Report



This report shows comparable sold properties in the area using Land Registry sold information. There are comparable properties in the area selling for as much as £195,000.




2 bedroom flat for sale + Add to report

Montana House, 136 Princess Street, Southern Gateway, Manchester, M1

NO LONGER ADVERTISED **SOLD STC**

Marketed from 29 Apr 2024 to 14 Feb 2025 (291 days) by Thornley Groves, Manchester Southern Gateway

£195,000



2 bedroom flat for sale + Add to report

W3, 51 Whitworth Street West, Manchester, Greater Manchester, M1

NO LONGER ADVERTISED

Marketed from 23 Apr 2025 to 22 Sep 2025 (152 days) by Thornley Groves, Manchester Southern Gateway

£190,000

Rent Comparables Report



This property is situated in a high demand rental area with rents achieving as much as £1,550 based on the analysis carried out by our letting team at **Let Property Management**.



£1,550 pcm

2 bedroom apartment

+ Add to report

W3, 51 Whitworth Street West, Manchester

NO LONGER ADVERTISED

LET AGREED

Marketed from 20 Jun 2024 to 13 Aug 2024 (54 days) by Jordan Fishwick, Manchester

Available Mid August | Fourth Floor Apartment | Two Double Bedrooms & Two Bathrooms | Tax Band E ...



£1,550 pcm

2 bedroom apartment

+ Add to report

Whitworth Street West, Manchester, M1

NO LONGER ADVERTISED

LET AGREED

Marketed from 15 Aug 2024 to 17 Oct 2024 (62 days) by The Goat Residential Ltd, Covering Manchester

Current Tenant Profile



We've created a tenant profile report to showcase the current agreement of occupancy in place with this property.

 Tenancy Agreement in place: **Yes**

 Standard Tenancy Agreement In Place: **Yes**

 Fully compliant tenancy: **Yes**

Fully compliant tenancy including EICR & Gas Safety in order

 Current term of tenancy: **Moved in within the last 2 years**

 Payment history: **On time for length of tenancy**

Disclaimer: All information is collected from the seller of the property and must be confirmed at legal completion. Proof will be provided for all documents after your offer has been accepted. If there are any inaccuracies with documentation or compliance, Let Property will ensure that everything is in place before completion of the property.



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Interested in this
property investment?

Call us on
0141 478 0985

Let Property is not liable for any inaccuracies within this investment pack. All information was provided by the property seller or by a 3rd party RICS Chartered Surveyor.



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